

**MINUTES
PLANNING COMMISSION
AUGUST 18, 2020
LAKEWOOD CITY HALL
SPECIAL MEETING
7:00 P.M.
REMOTE MEETING - RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Planning Commission will meet remotely until further notice.

The August 18, 2020 remote meeting information will be posted by 5 PM the day of the meeting at www.onelakewood.com/accordions/planning-commission/

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Chair
Nate Kelly
Kyle Krewson, Vice Chair
Monica Jordan (Rossiter)
Jeffrey Wise

Others Present

Michelle Nochta, Planner, Acting Secretary
Jennifer Swallow, Executive Assistant Law Director
Shawn Leininger, Director of Planning and Development

2. Opening Remarks

Reading of the Opening Remarks was waived by Mr. Baker; he advised the public to send notice through the chat function if one wanted to address a particular docket item.

NEW BUSINESS

CONDITIONAL USE

**3. Docket No. 08-39-20
12301 Madison Avenue
LBM**

Eric Ho, LBM requests conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions; property is in a C2 Commercial - Retail district. Pursuant to Chapters 1161 and 1129 Outdoor Seasonal Dining as temporarily modified by Resolution 2020-31(5-22-2020) until 10-31-2020 (Page 2)

Eric Ho, LBM was present to explain the request (six tables with seating for 24 patrons) and expected to open for business no later than Labor Day. Administrative staff ("staff") provided a synopsis of Temporary Parklet requirements and the proposal. Public comment was closed as no one addressed the item. Planning Commission members ("Commission") asked for the distance between the barriers and driveway, sought clarification about water drainage from the platform, asked if the platform was secured, asked if the tables/chairs would be removed each evening along with the platform, asked if the sidewalk dining (Madison Avenue side) would have to be removed if the parklet was approved, asked if the area would be open to the public or was it for patrons only, asked if there were the letters of support/disapproval, said the City should look into establishing a pilot program for private and public parklets. The Commission said that by establishing private and public parklets throughout the City, it would benefit the community greatly and would come closer to its goal of being more pedestrian friendly.

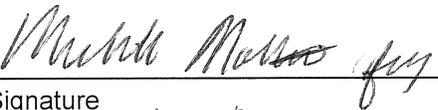
A motion was made by Mr. Baker, seconded by Mr. Kelly to **APPROVE** the request with the following conditions:

- Temporary Covid -19 approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020.
- Barricades must be a minimum of thirty-six (36) inches in height (there is a discrepancy between the site plan and specification sheet).
- To comply with the required buffer zone, Barricades are placed no more than seven (7) feet from the face of curb.
- The double barricades facing southbound traffic on Lark shall be angled to channelize traffic away from the temporary parklet.
- The temporary parklet is approved for 24 seats and not 42 seats as listed.
- Safety forces has reviewed the plan and has no objections as proposed.

Mr. Baker, Mr. Kelly, Mr. Krewson, Ms. Jordan, Mr. Wise voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Baker, seconded by Mr. Wise to **ADJOURN** the meeting at 7:31 P.M. All the members voting yea, the motion passed.



Signature



Date





Planning Commission - Special Meeting
Tuesday, August 18, 2020

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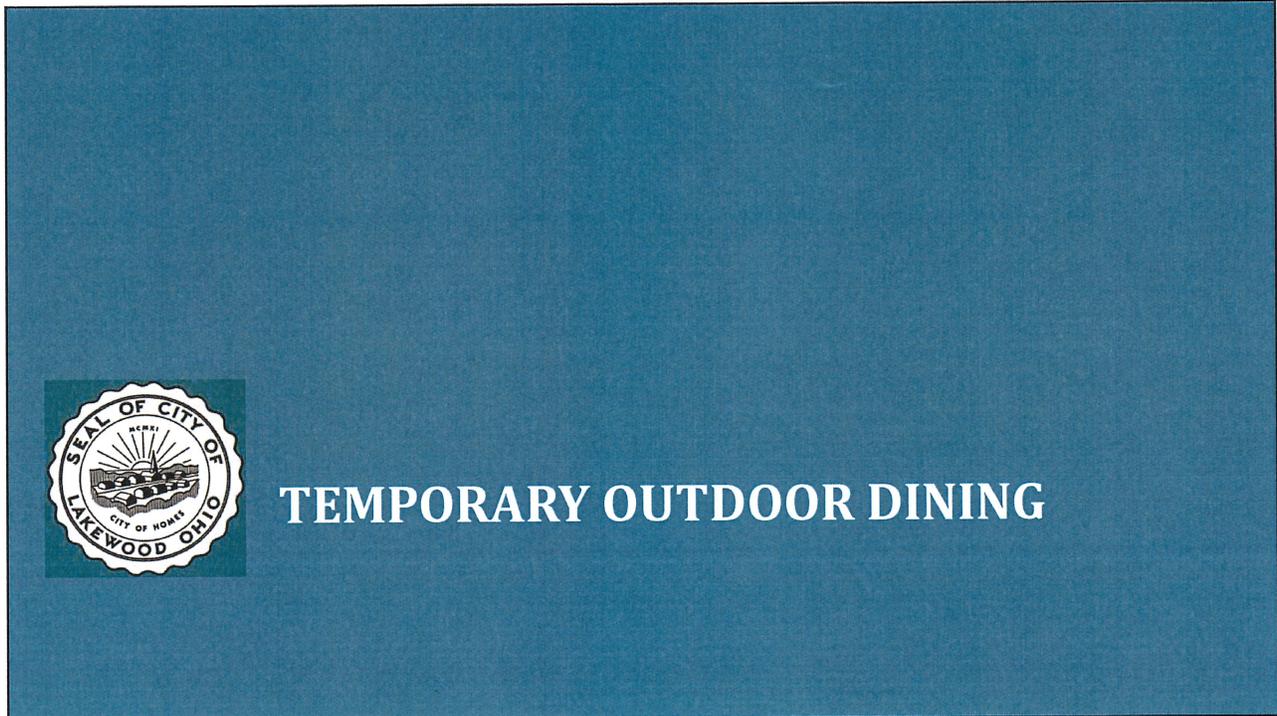


AGENDA

- 1. Pre -review
- 2. Roll Call
- 3. Opening Remarks
- 4. Temporary Outdoor Dining Reviews
 - A. LBM
- 5. Adjourn

Planning Commission
Tuesday, August 18, 2020

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Temporary Outdoor Dining

Permitted pursuant to Resolution 2020-31.

- Allows PC to temporarily waive or modify the requirements in **LCO 1161.03** and **1129.13** through October 2020.
- Requests for up to 30 seats.
- Barrier required where alcohol is served or when placed in parking area.
- Not open after 10 PM, although PC can set an earlier time.
- No entertainment or outside speakers.
- ABR administrative approval unless otherwise specified by PC.

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Requests

The review and approval for a conditional use for temporary expansion of outdoor dining, the flexibility to expand or add outdoor dining to support restaurants that are affected by COVID-19 restrictions.

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TEMPORARY PARKLET GUIDELINES City of Lakewood

INTENT OF TEMPORARY PARKLETS

Per Resolution 2020-31:

- Parklets are temporary conversions of on-street curbside parking into areas of outdoor dining.
- Parklets are only permitted during the period of the state of emergency or until October 31, 2020, whichever comes first.
- It is anticipated this temporary use will inform the city in the future creation of a parklet program to include both public and private parklets.
- Due to existing conditions and safety requirements, not all businesses may be able to implement a parklet due to location.

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STANDARD REQUIREMENTS FOR TEMPORARY PARKLETS

1. In any given block face, at least one parking space and up to three parking spaces may be utilized for parklets provided no more than 25% of the on-street parking is occupied for parklets.
2. A parklet must be in front of the business which it supports and limited to the width of the business frontage.
3. Up to three parking spaces may be used to create a single parklet.
4. Shared use parklets are encouraged.
5. Parklets must maintain an 18" buffer from adjacent driveways, parked vehicles and vehicular traffic, inside the limits of the parking space.
6. Continuous safety barricades 36"-42" high must be provided - concrete or water filled jersey barriers with reflectors are the only pre-approved barriers at this time.
7. Parklets cannot interfere with existing utility access and maintenance, and other on-street uses (stormwater inlets, electrical, telecom, etc.). Conflicts with existing on-street uses that may result in immediate denial of a parklet include pavement anomalies, including but not limited to the following:
 - a. Fire hydrants, department connection, and fire lanes as determined by the fire department
 - b. Bus stops/transit shelters
 - c. Accessible parking spaces
 - d. Curbside pickup/valet parking/loading zones/color curb zones
 - e. Manhole covers
8. If ADA accessibility is not provided to and within the parklet with a raised platform or ramp, accommodations must be provided on the adjacent sidewalk. If existing outdoor dining does not accommodate an accessible dining area, parklets must include a 30"x48" wheelchair resting area or wheelchair user companion seating area with a table and knee space.

07.29.2020



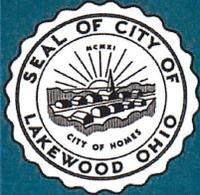



TEMPORARY PARKLET GUIDELINES
City of Lakewood

9. The following elements are not permitted in the parklet: advertising, generators, combustible fuel, tents, canopies, awnings, bands, speakers, lighting, and other elements greater than 42" in height. Umbrellas, that do not extend beyond the footprint of the parklet, will be reviewed on a case-by-case basis. Documentation of structural stability may be required.
10. All portable elements of the parklet must be removed and stored inside the establishment after business hours.
11. All parklet elements, including barriers, must be removed within 24 hours of permit expiration.
12. Standing room only areas are not permitted for parklets associated with a restaurant.
13. The applicant must oversee daily operations, cleaning, and maintenance of the parklet and surrounding area.
14. All parklet applications are subject to review by the appropriate Commission, Board, or Department.
15. Prior to issuance of a temporary Conditional Use Permit for a temporary parklet, a Use of Public Property Agreement must be executed between the City of Lakewood and the permittee. Liability insurance naming the City of Lakewood as additionally insured is required as part of this Agreement.
16. All State, County, and City requirements for social/physical distance must be met.

Applicants must submit a signed Planning Commission Application for Conditional Use of a Temporary Parklet and accompanying submission requirements. All applications are subject to notice requirements for Conditional Use Permits.



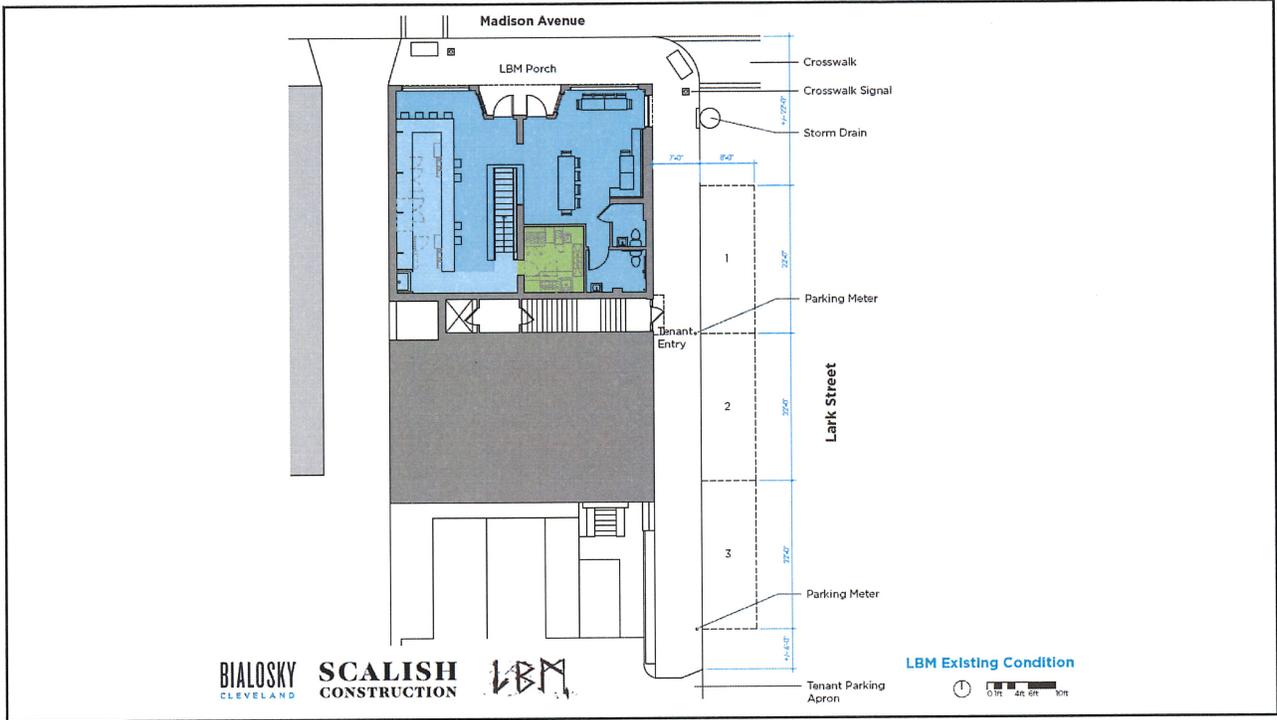


Docket No.
12301 Madison Avenue
LBM

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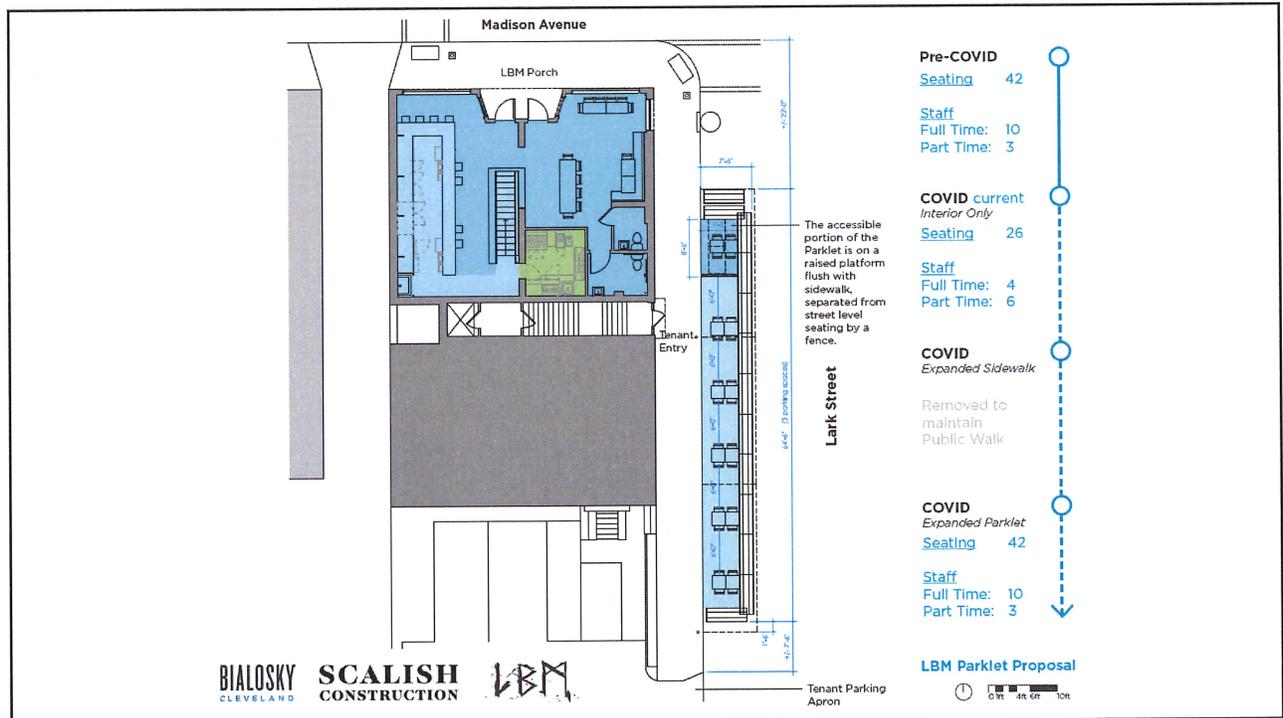
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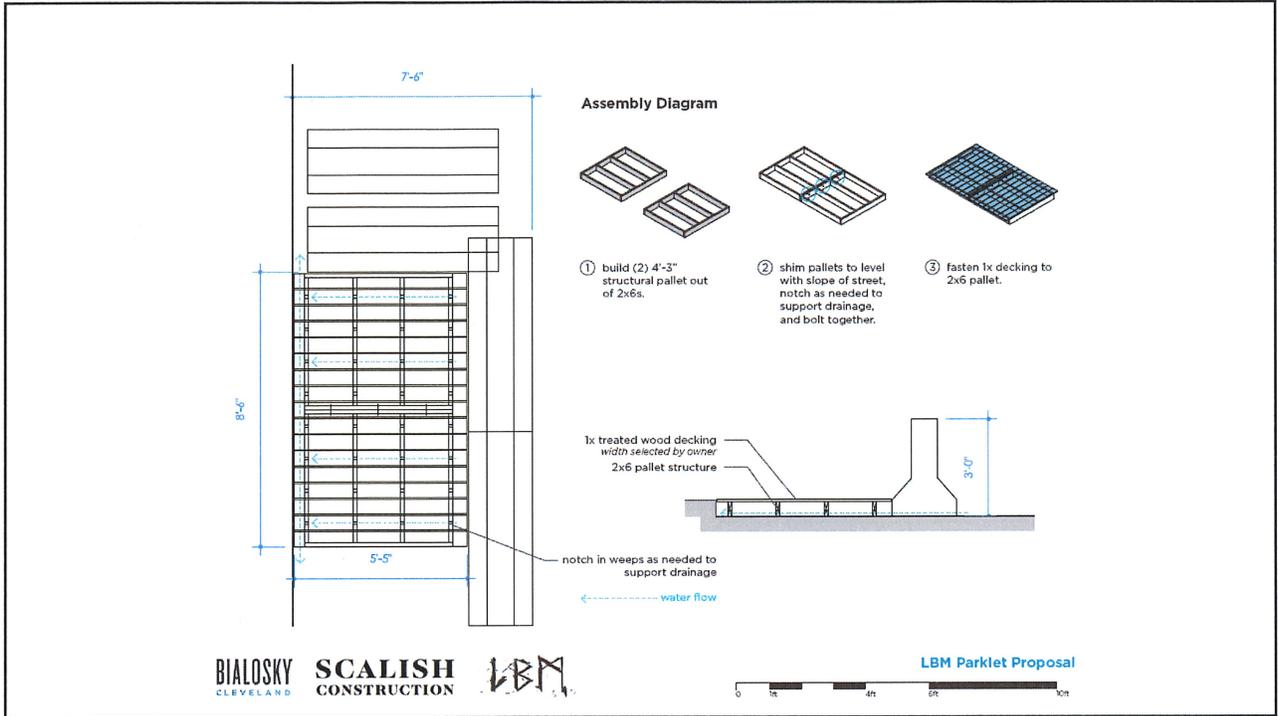
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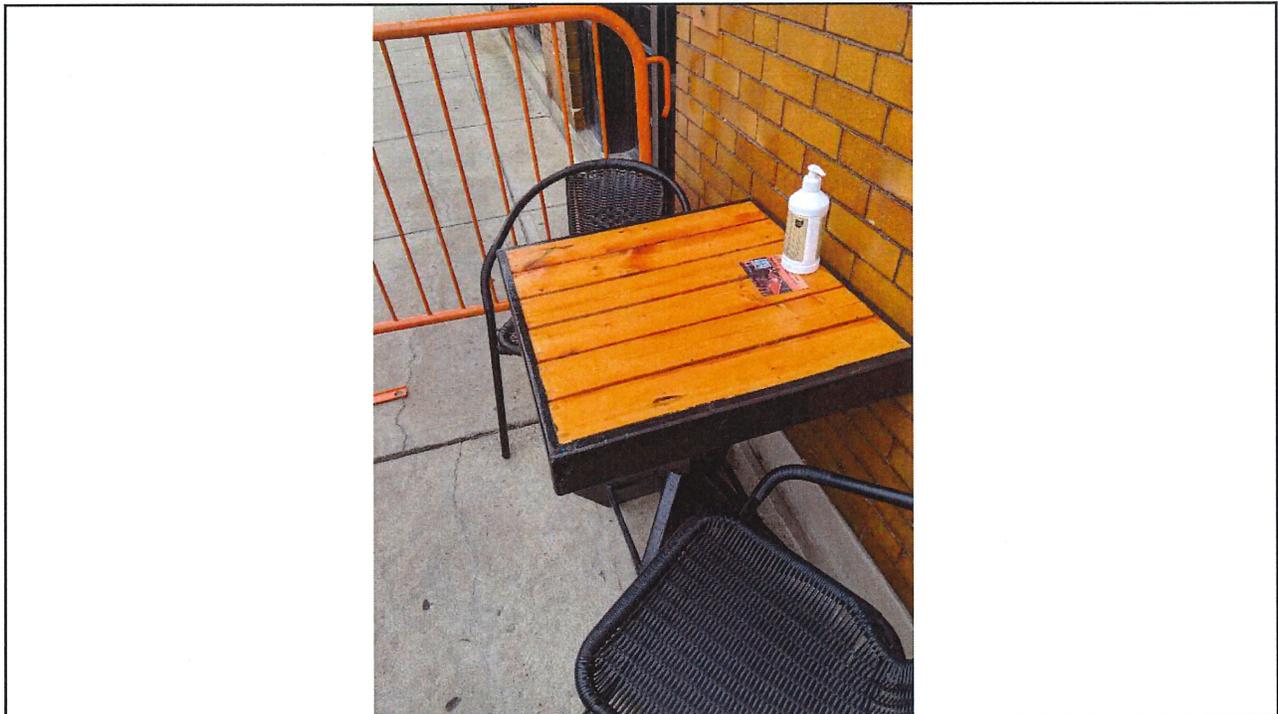
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Recommendation – Approve with Conditions

The accessible portion of the Parcel is on a raised platform. Flush with sidewalk, separated from street level seating by a fence.

Lark Street

Madison Avenue

LBM Porch

Entrance

Tenant Parking Area

RECOMMEND TO MAINTAIN PUBLIC WORK

Pre-COVID	Seating: 42
Staff:	Full Time: 10
Part Time:	3
COVID current	Seating: 26
Staff:	Full Time: 4
Part Time:	6
COVID Expanded Sidewalk	
COVID Expanded Parklet	Seating: 42
Staff:	Full Time: 10
Part Time:	3

LBM Parklet Proposal

- Temporary Covid -19 approval as proposed for the duration of the temporary period which expires after October 31, 2020. Owner to remove temporary outdoor dining installation by November 1, 2020.
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Docket No.
12301 Madison Avenue

PUBLIC COMMENT

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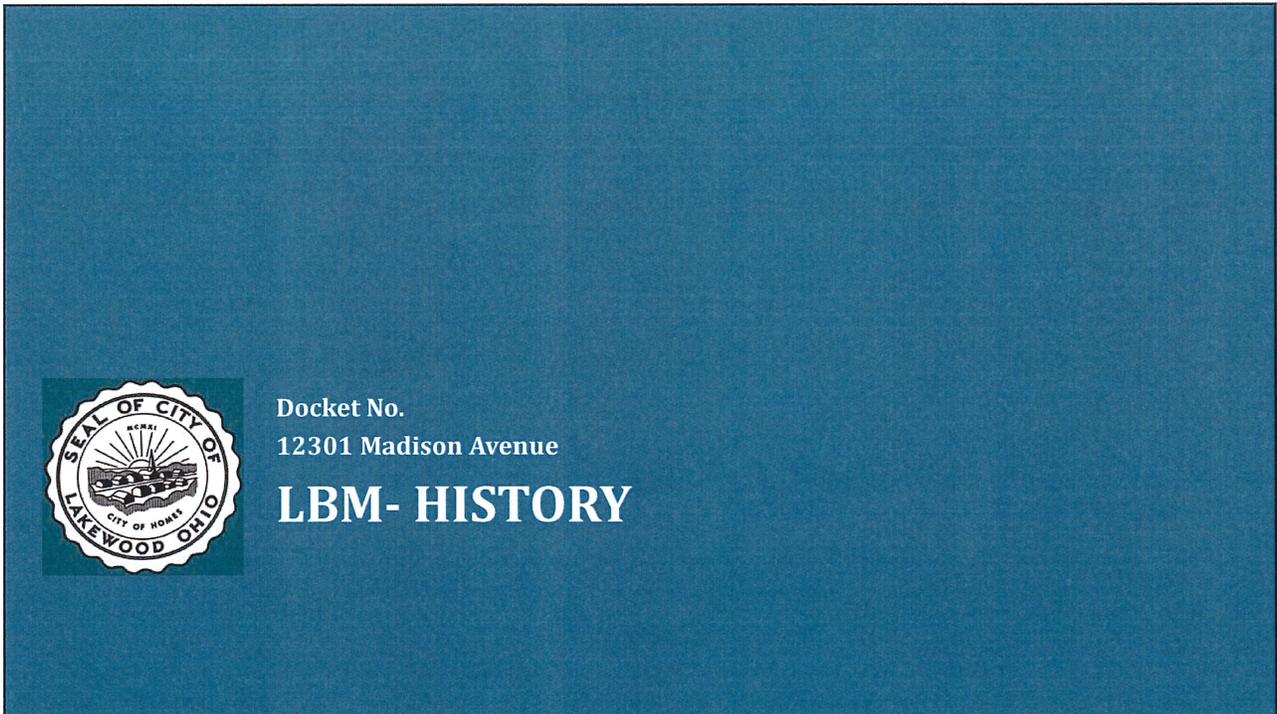
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Planning Commission
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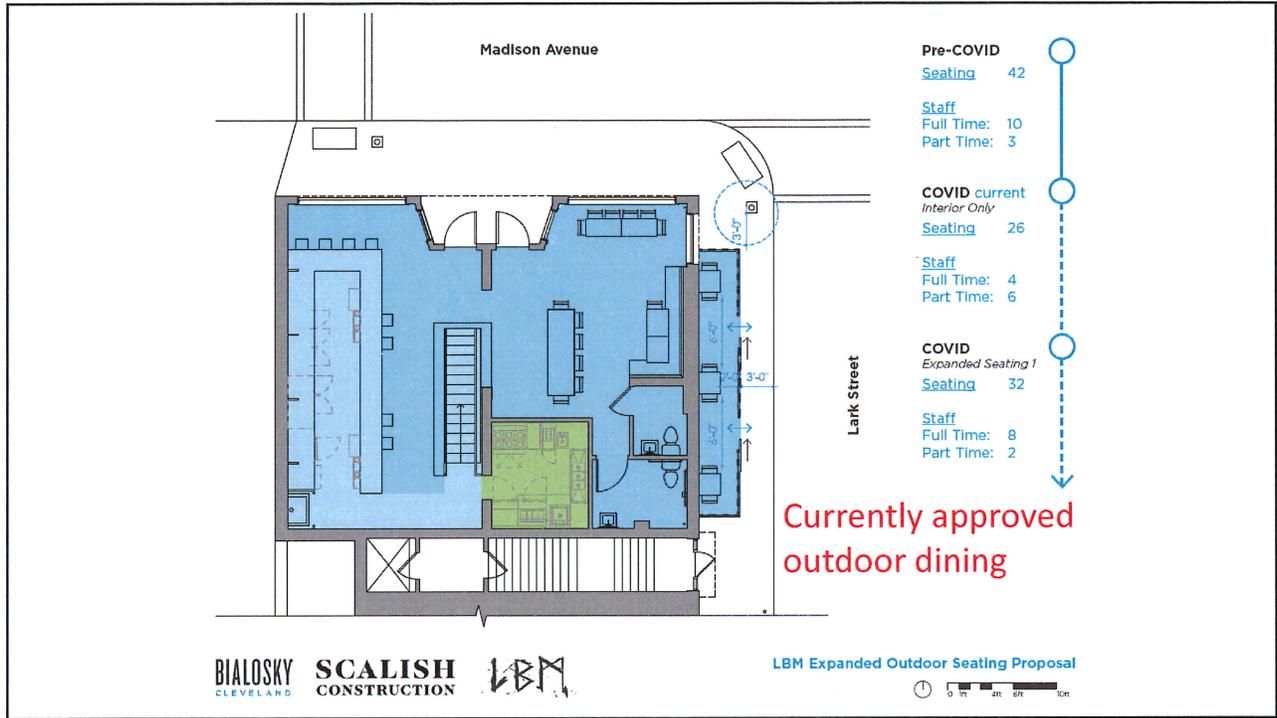
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Docket No.
12301 Madison Avenue

LBM- HISTORY

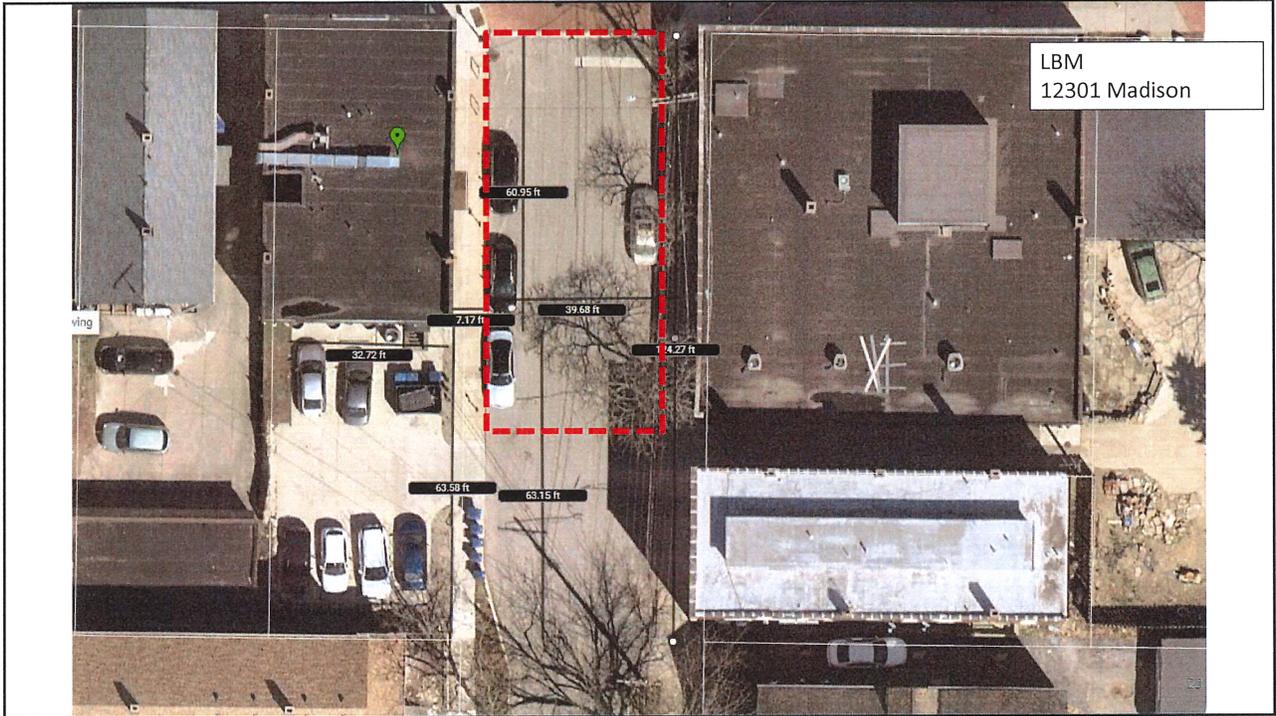
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LBM COVID-19 Outdoor Dining Proposal
5/25/20
12301 Madison Ave
Lakewood, OH 44107
Business: 216-712-4692
Cell: 212-518-1075
Eric@LBMbar.com

Proposed Sectioned Off Area:
Lark Ave from Madison Ave crosswalk going south to first driveway of SE corner residents.

Traffic Barriers:
8 ft Concrete Barriers

Alcohol Boundary:
3' High 4' Long Raised Garden Beds spaced 4' apart from each other, concrete traffic barriers and sidewalk.

Seating Chart:
10 bistro tables with umbrellas
3 chairs at each table

Allowing 8 feet diameter "seated area"
Allowing 6 feet social distancing back to back from "seated area"
LBM allowed maximum party size of 6. Maximum 2 tables pushed together.
Chairs situated to allow an unimpeded and unoccupied server walkthrough area with.



Index:
A- 8' Concrete Barriers
B- 4' 36" high raised garden beds (Acts as alcohol boundary)
C- 8' Seated Area (Bistro Tables w/ Umbrellas)
O - Chairs/Seats

Scale

LBM
12301 Madison

Not approved

24

Notes:

- 3x 4 guest capacity tables
- Great guest variance: 6-12
- Barricaded from LBM porch to Lark signal pole and down Lark up to the tenant apartment entrance.
- 36" ADA compliant corridor on Madison sidewalk going East – West
- Brings back 1 part time staff

Option 1

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Recommendation -

- Safety forces has reviewed the plan

LBM
August 18, 2020

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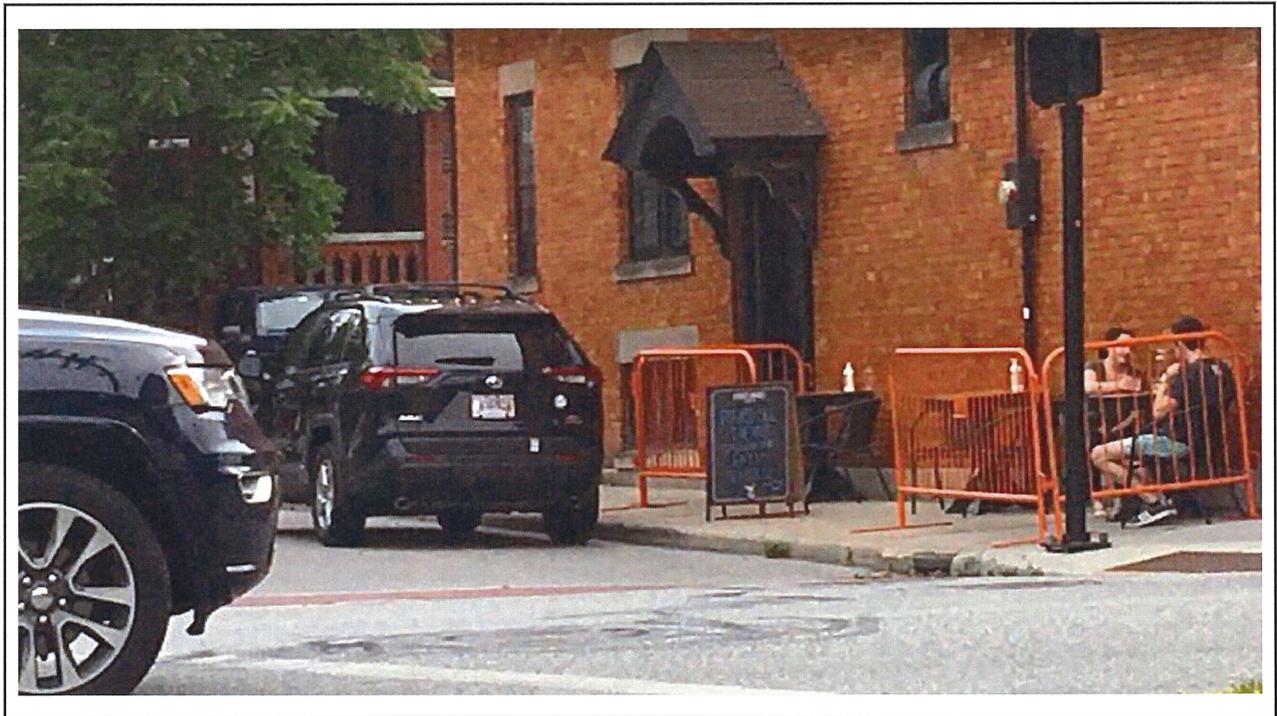
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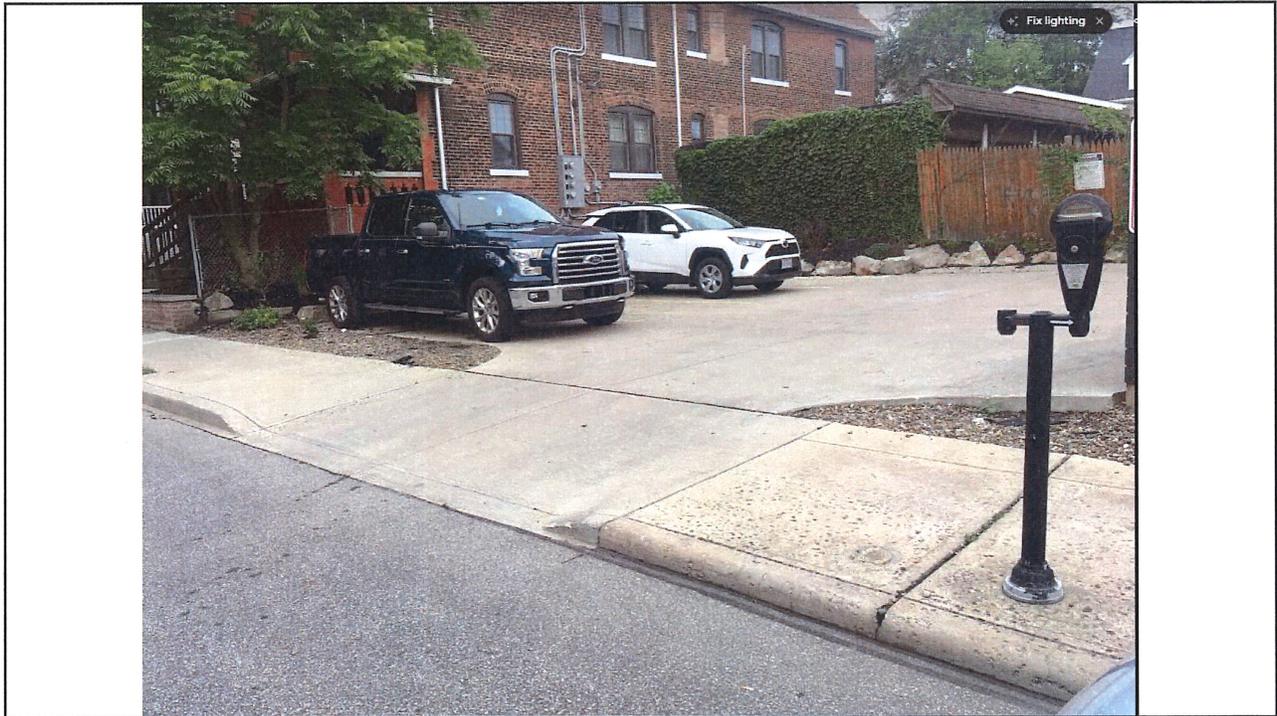
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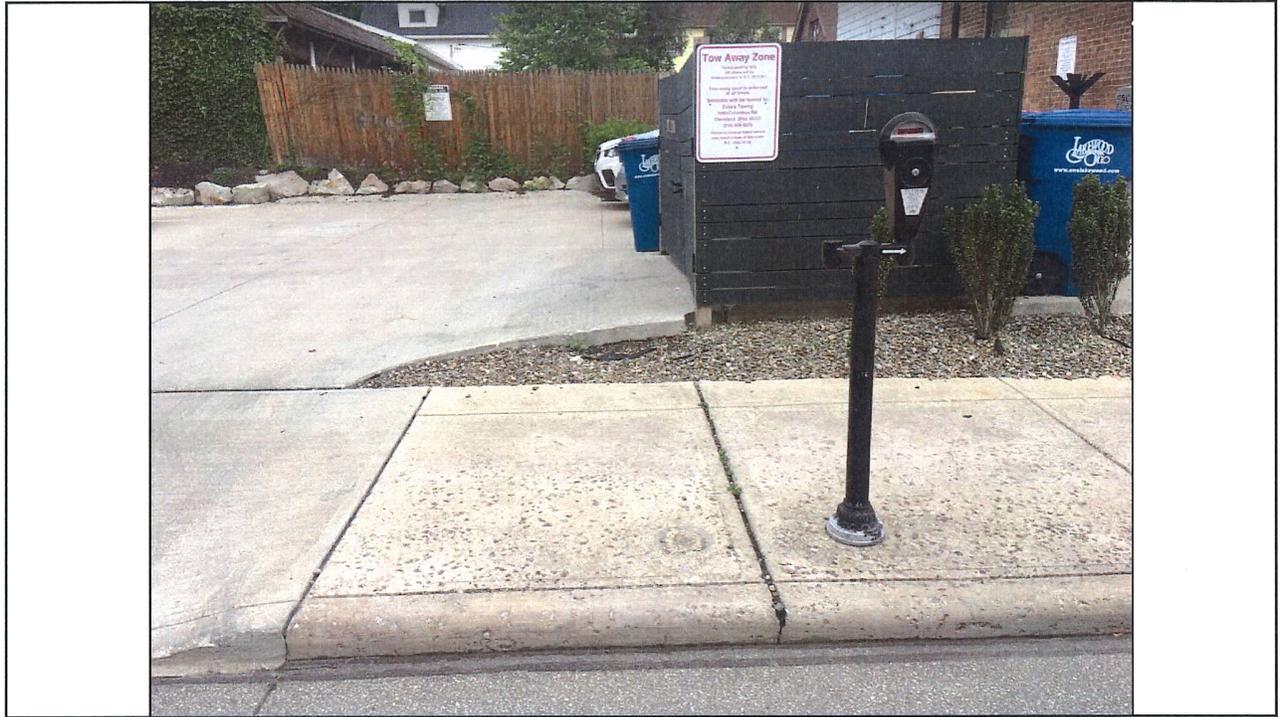
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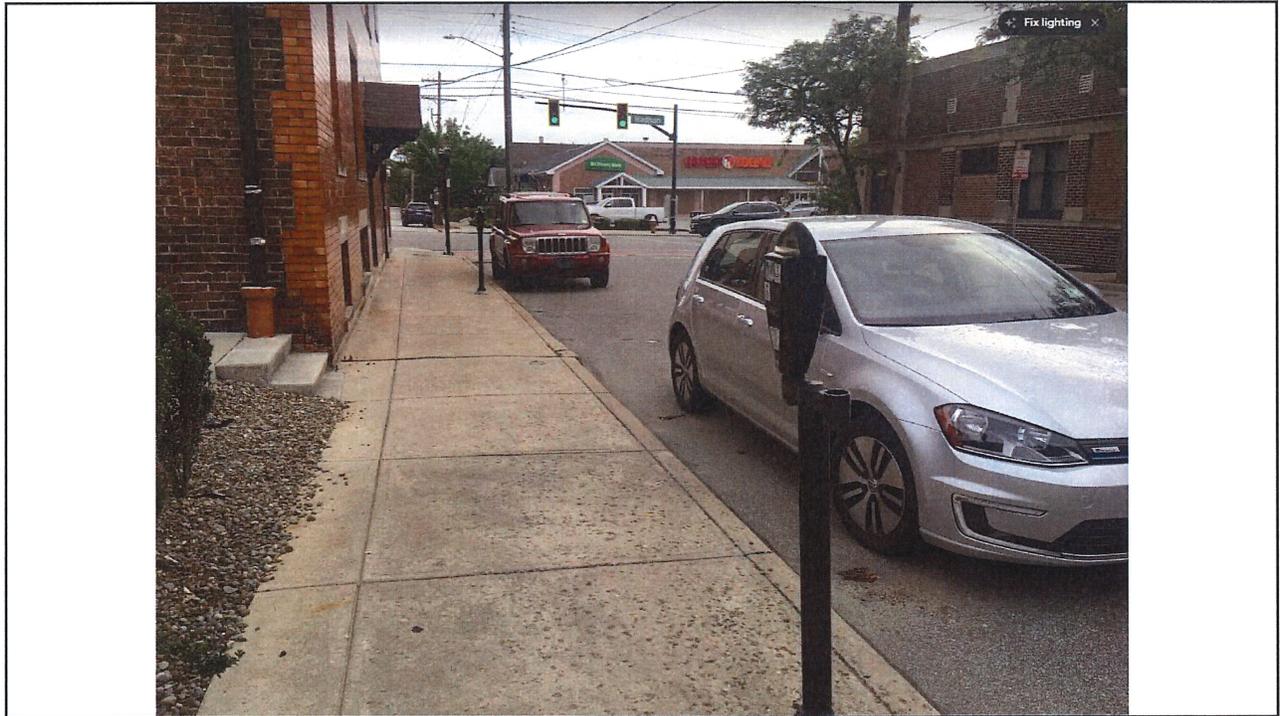
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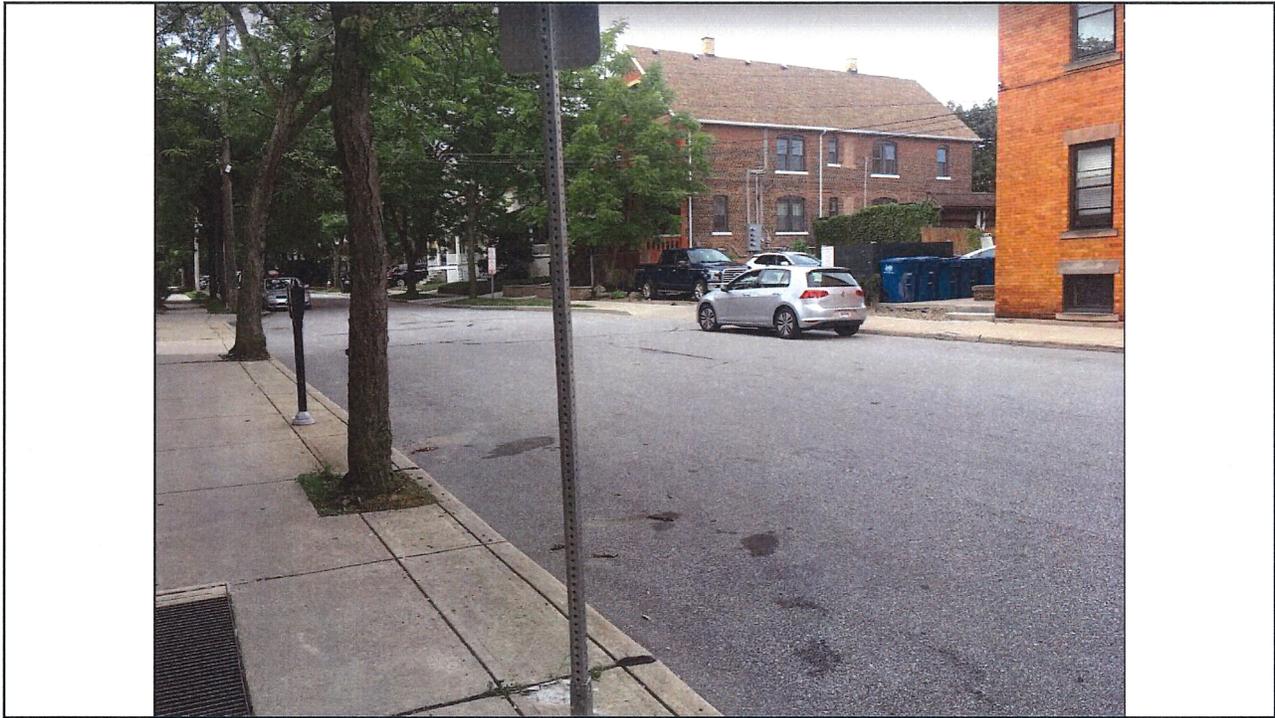
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